

APPRAISAL REPORT

for

SAN FRANCISCO REDEVELOPMENT

of

1760 Post Street
San Francisco, California

Parcel 685-13

by

Floyd D. Clevenger
2363 Pruneridge Avenue
Santa Clara, California

Clevenger

REALTY & APPRAISAL CO.

FLOYD D. CLEVINGER, M.A.I.

2363 PRUNERIDGE AVENUE
SANTA CLARA, CALIFORNIA 95050
TELEPHONE (408) 241-2787

April 29, 1970

Mr. Henry F. Davis
Agency General Council
San Francisco Redevelopment Agency
939 Ellis Street
San Francisco, California 94109

Attn: Henry M. Kammermeier
Western Addition

Ref: 685-13

Dear Mr. Kammermeier:

In compliance with your request and in accordance with appraisal contract dated September 15, 1969, I have made a study of the property located at 1760 Post Street, San Francisco, California held in the ownership of J. S. Pough and Bruno Belli which property is more detailed in the following report.

I have made a careful personal inspection of this property and have analyzed all the discoverable factors and conditions which index the value contained herein. The results are contained in report following.

By reason of my investigation and by virtue of my experience, I have formulated an opinion that as of this date, the fair market value of the entire property is: (\$168,900.00)

- - - - ONE HUNDRED SIXTY EIGHT THOUSAND NINE HUNDRED DOLLARS - - - -

Your attention is invited to data and discussion following, which, in part, form the basis of this conclusion.

Respectfully submitted,

Floyd D. Clevenger
Floyd D. Clevenger M.A.I.

ng



Front view of subject property. Location of subject indicated by red lines.



View of Post Street easterly. Subject left center.



North side of the property line.



South side of the property line.



REAR VIEW OF BUILDING



REAR VIEW OF BUILDING

IMPROVEMENT DETAIL

Address 1760 Post Street Building Use & type Office

Age of Improvements 90 years General Condition fair to poor

EXTERIOR:	Type	Cond.	INTERIOR:	Type	Cond.
Foundation	<u>brick</u>	<u>fair</u>	Floors	<u>wood</u>	<u>fair</u>
Walls	<u>wood frame</u>	<u>fair</u>	Walls	<u>plaster</u>	<u>fair</u>
Roof	<u>wood & composition</u>	<u>fair</u>	Ceilings	<u>plaster</u>	<u>fair</u>
Gutters	<u>yes</u>	<u>poor</u>	Heating	<u>forced air</u>	<u>fair</u>
Windows	<u>wood sash</u>	<u>fair</u>	Elec. Fixtures	<u>--</u>	<u></u>
Screens	<u>none</u>	<u></u>	Built-in equip.	<u>none</u>	<u></u>
Basement	<u>none</u>	<u></u>			
Laundry	<u></u>	<u></u>	Building Area	<u></u>	<u></u>
Garage	<u></u>	<u></u>	Plumbing	<u>avg. quality</u>	<u>fair</u>
	<u></u>	<u></u>	No. fixtures	<u></u>	<u></u>
	<u></u>	<u></u>	No. bathrooms	<u>3</u>	<u></u>

Special Features

No. of rooms

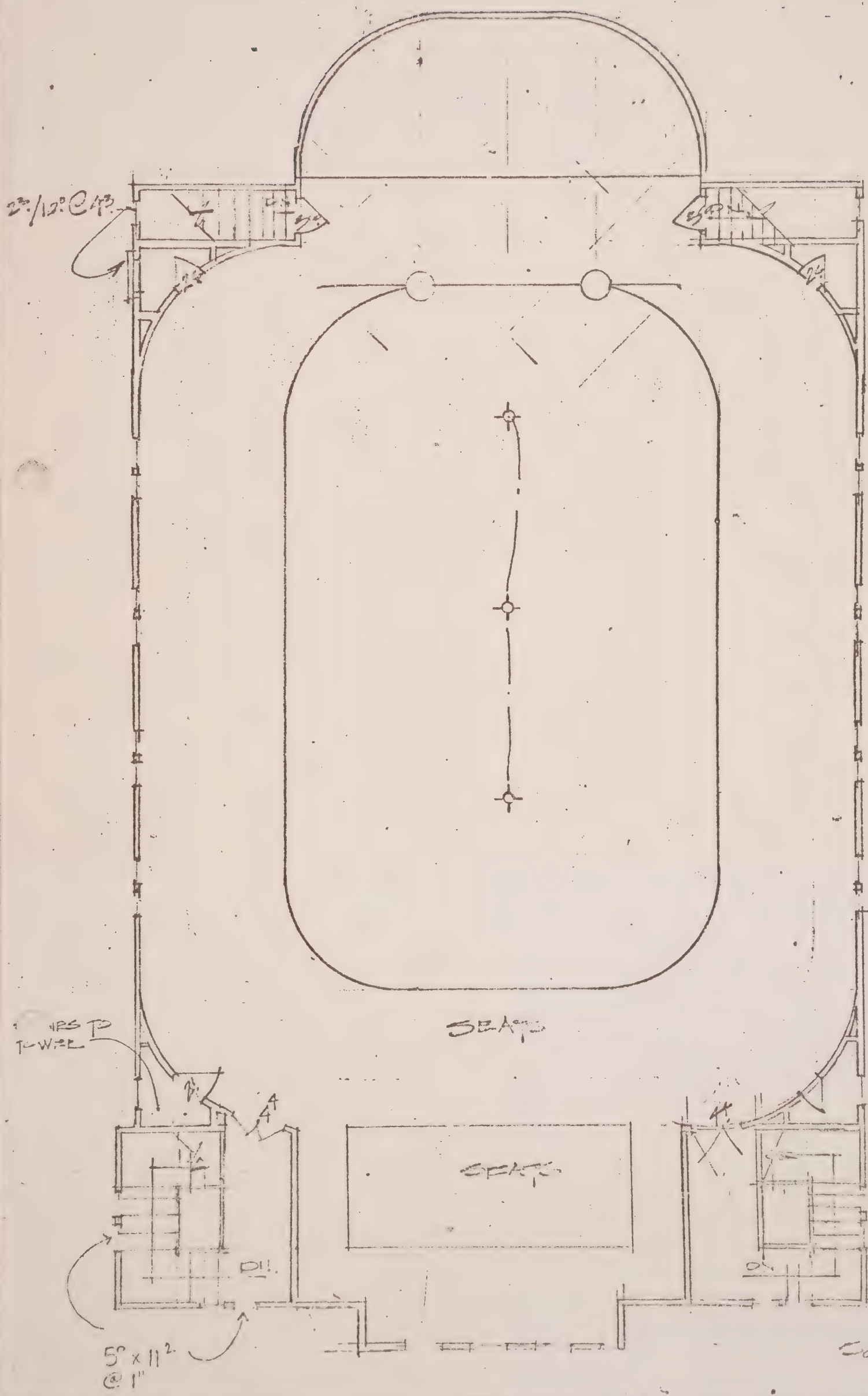
Detrimental influences very old building in generally poor condition. Minimum remaining life.

Taxes \$4,498.14 Assessments

Utilities:	(available)	(connected)	Street Improvements:	
Gas	<u>yes</u>	<u>yes</u>	Walks	<u>concrete</u>
Water	<u>yes</u>	<u>yes</u>	Curbs	<u>concrete</u>
Sewer	<u>yes</u>	<u>yes</u>	Gutters	<u>concrete</u>
Septic	<u></u>	<u></u>	Paving	<u>asphalt</u>

Distance to:

- Transportation
- Grade School
- High School
- Trains



TYP. WINS
2" X 6"
SILLS Q.A.P.

SCALE 3/8" = 1'-0"

Final Property Survey

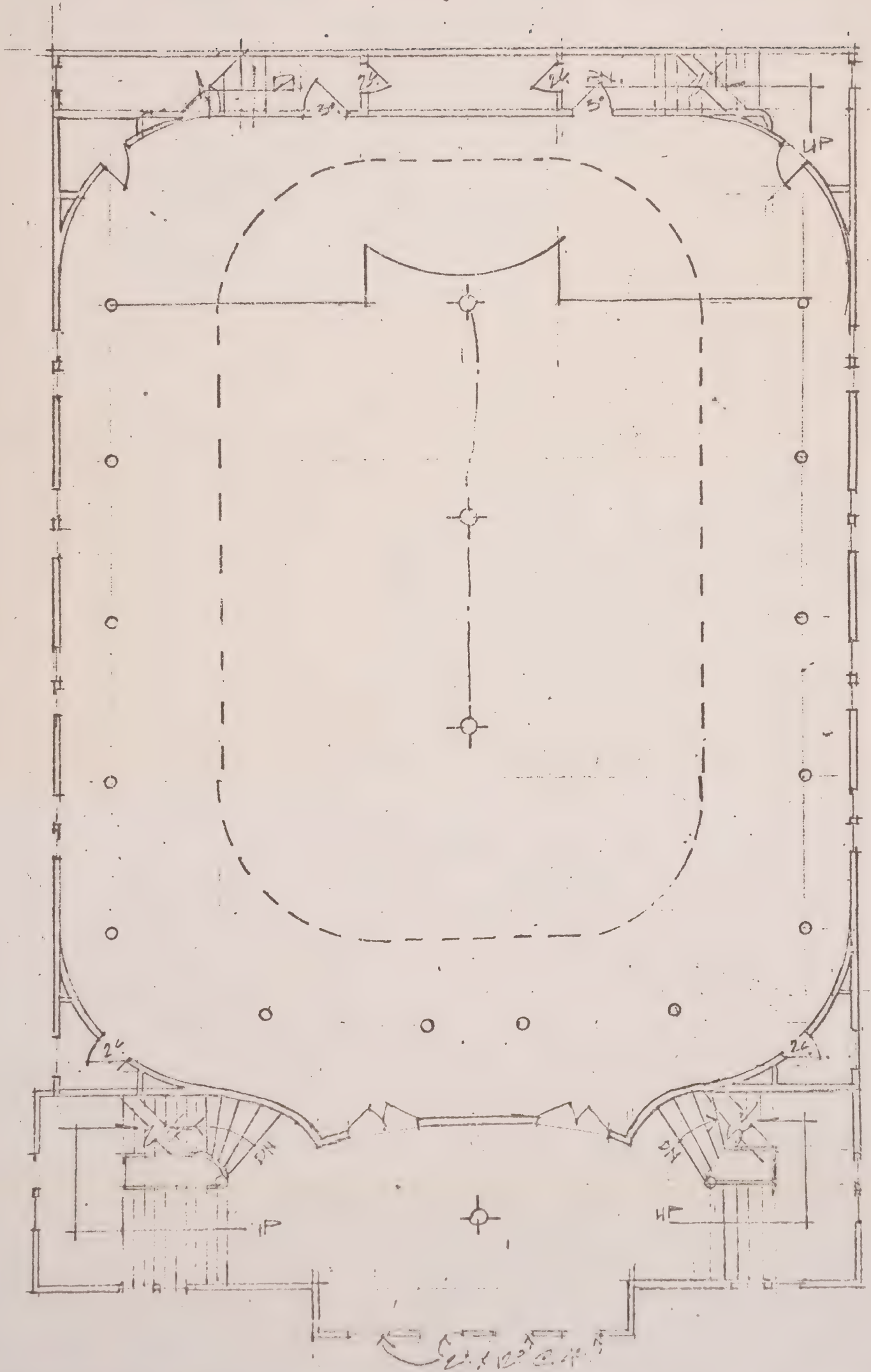
Western Addition Area 2, 015

San Francisco
Development Agency

EXHIBIT

Area	2,015 sq. ft.	Date	10/10/50
Block	1000		
Address	1000		
Owner	1000		





TOP WINGS.
20' x 60'
SILTS CAC

SCALE
3/8" = 1'-0"

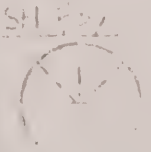
Final Property Survey

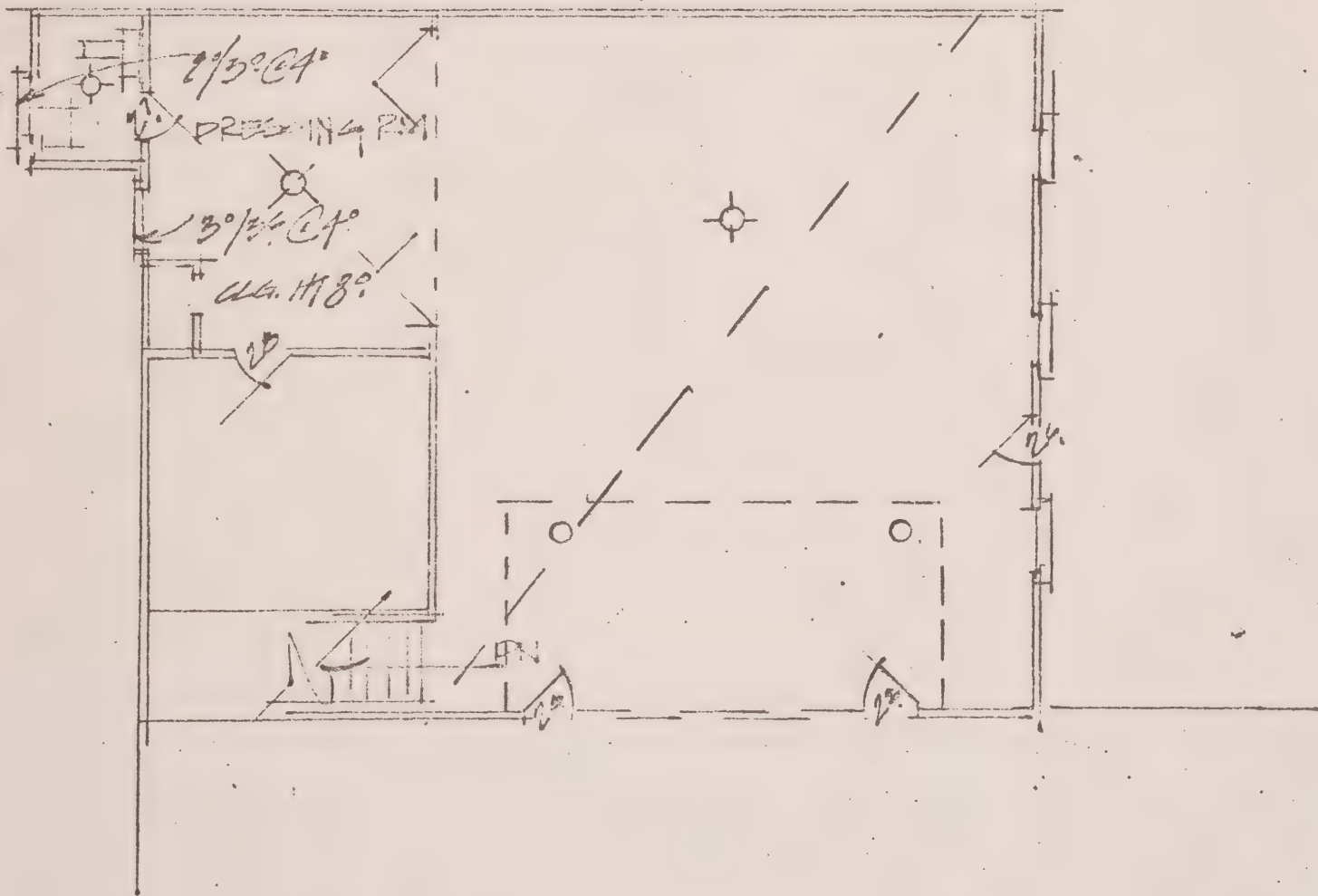
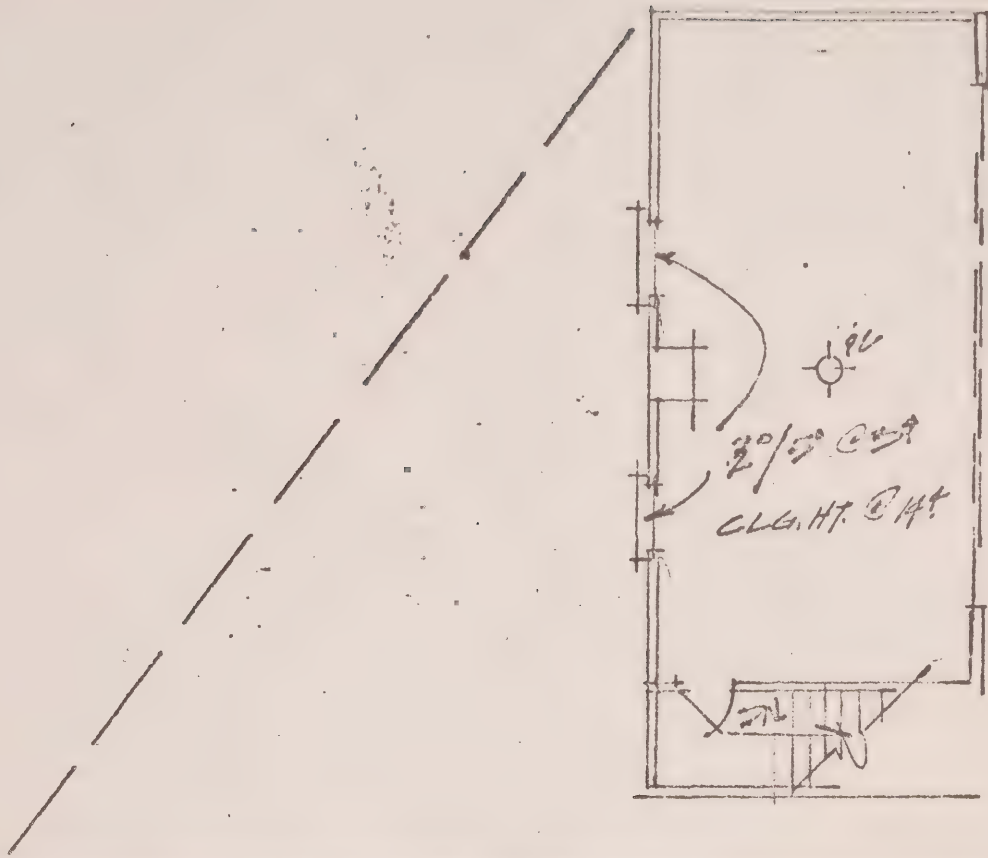
Western Addition Area 2, 2154

San Francisco

EXISTING

Area _____
 Date _____
 Address _____





CCN 1-2-3-4-5-6-7-8-9-10-11-12-13-14-15-16-17-18-19-20-21-22-23-24-25-26-27-28-29-30-31-32-33-34-35-36-37-38-39-40-41-42-43-44-45-46-47-48-49-50-51-52-53-54-55-56-57-58-59-60-61-62-63-64-65-66-67-68-69-70-71-72-73-74-75-76-77-78-79-80-81-82-83-84-85-86-87-88-89-90-91-92-93-94-95-96-97-98-99-100

Final Property Survey

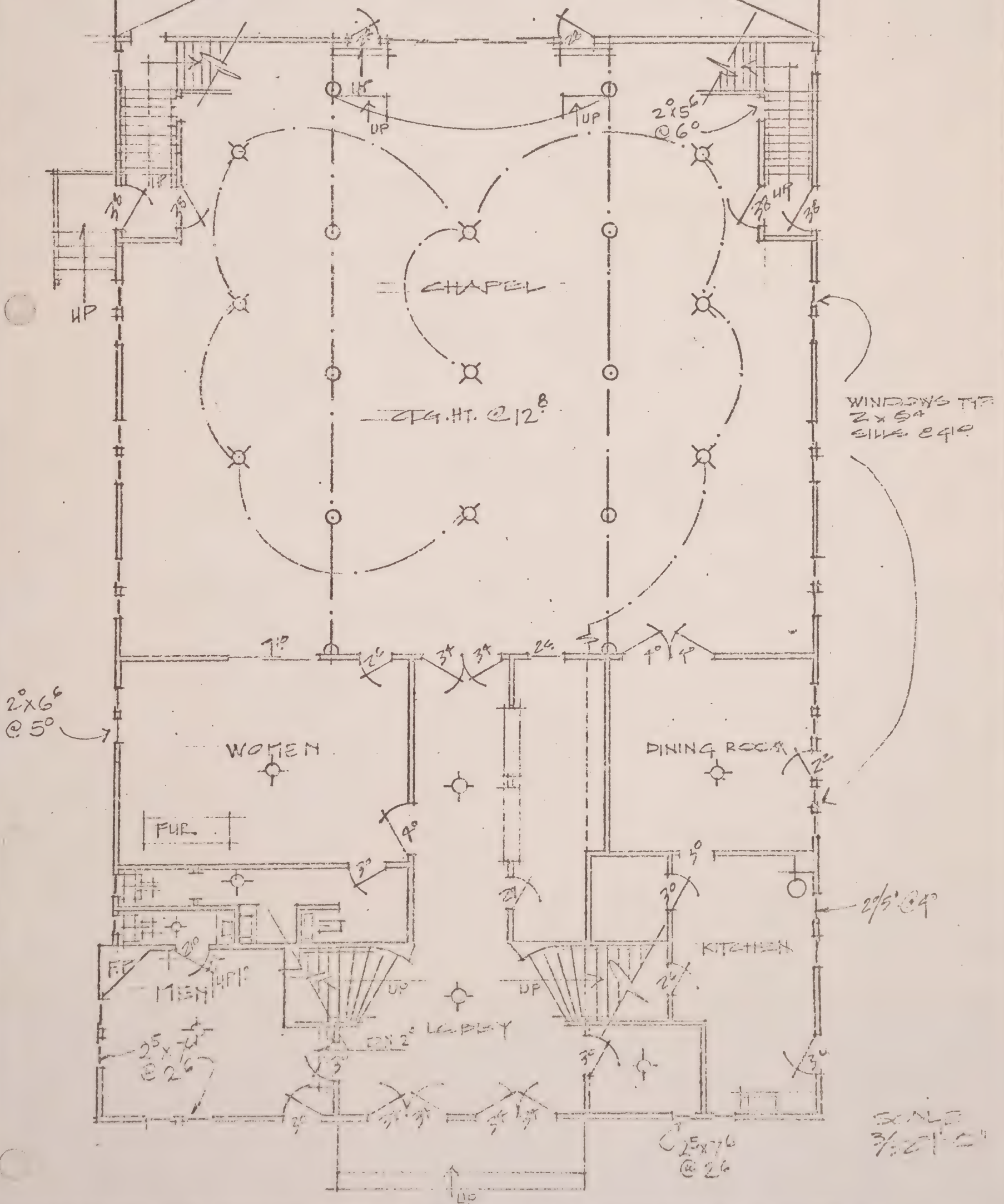
E 7 1/2' 10' T

1894

Western Addition Area 2, 6 15'

Date 7/2

FOR DETAIL SEE NO. 2 SHEET



Final Property Survey

EXISTING

Sheet 2

Western North Carolina

Area: 100.00

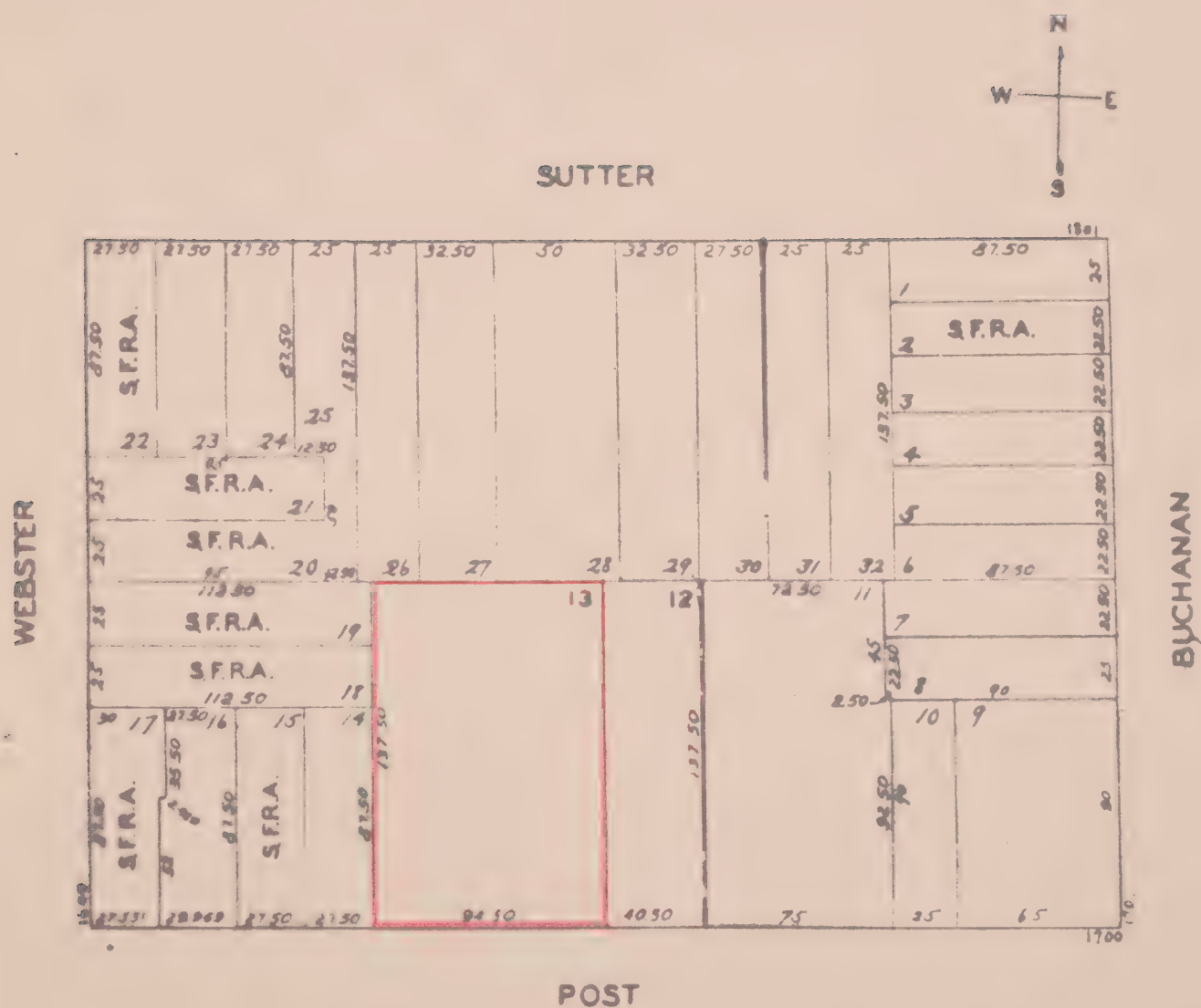
Block: 100.00

Date: 10/1/1910

Sheet 2

100.00

100.00



Clevenger

REALTY & APPRAISAL CO.

FLOYD D. CLEVINGER, M.A.I.

2363 PRUNERIDGE AVENUE
SANTA CLARA, CALIFORNIA 95050
TELEPHONE (408) 241-2787

April 29, 1970

Mr. Henry F. Davis
Agency General Council
San Francisco Redevelopment Agency
939 Ellis Street
San Francisco, California 94109

Attn: Henry M. Kammermeier
Western Addition

Ref: Parcel 685-32

Dear Mr. Kammermeier:

In compliance with your request and in accordance with appraisal contract dated September 15, 1969, I have made a study of the property located at 1809 Sutter Street, San Francisco, held in the ownership of The Ilollo Circle, a corporation, which property is more detailed in the following report.

I have made a careful personal inspection of this property and have analyzed all the discoverable factors and conditions which index the value contained herein. The results are contained in report following.

By reason of my investigation and by virtue of my experience, I have formulated an opinion that as of this date, the fair market value of the proposed acquisition, including damages is: \$8,450.00

- - - - - EIGHT THOUSAND FOUR HUNDRED FIFTY DOLLARS - - - - -

Your attention is invited to data and discussion following, which, in part, form the basis of this conclusion.

Respectfully Submitted,

Floyd D. Clevinger
FLOYD D. CLEVINGER, M.A.I.



Front view.

Looking down
Sutter Street.

Subject on right
side.



Sutter Street
looking down.
Subject on left center.



Rear yard - View is from rear property line toward garage building.



Rose yard - View is toward rear property line from building.

IMPROVEMENT DETAIL

Address 1809 Sutter Street Building Use & type Residential

Age of Improvements 80 years (1890) General Condition good to fair

EXTERIOR:	Type	Cond.	INTERIOR:	Type	Cond.
Foundation	<u>brick</u>	<u>fair</u>	Floors	<u>wood & resilient</u>	<u>fair</u>
Walls	<u>wood frame</u>	<u>fair</u>	Walls	<u>plaster & s/rock</u>	<u>fair</u>
Roof	<u>composition</u>	<u>fair</u>	Ceilings	<u>plaster & sheet-rock</u>	<u>fair</u>
Gutters	<u>yes</u>	<u>fair</u>	Heating	<u>wall heater</u>	<u>good</u>
Windows	<u>wood sash</u>	<u>fair</u>	Elec. Fixtures	<u>avg. quality</u>	<u>fair</u>
Screens	<u>yes</u>	<u>fair</u>	Built-in equip.	<u>water heater</u>	
Basement	<u>full</u>	<u>fair</u>		<u>wall heaters</u>	
Laundry	<u>basement</u>	<u>fair</u>	Building Area		
Garage	<u>basement</u>	<u>fair</u>	Plumbing	<u>old style</u>	<u>fair</u>
			No. fixtures	<u>six</u>	<u>fair</u>
			No. bathrooms	<u>two</u>	<u>fair</u>

Special Features Some main floor partitioning has been removed.

No. of rooms Seven

Detrimental influences Neighborhood in transition to more dense residential uses.

Taxes \$697.45 Assessments none known

	(available)	(connected)	Street Improvements:
Gas	<u>yes</u>	<u>yes</u>	Walks <u>concrete</u>
Water	<u>yes</u>	<u>yes</u>	Curbs <u>concrete</u>
Sewer	<u>yes</u>	<u>yes</u>	Gutters <u>concrete</u>
Septic	<u>no</u>	<u>no</u>	Paving <u>asphalt</u>

Distance to:

- Transportation
- Grade School
- High School
- Stores

685-32

25'

Area of proposed
acquisition

1,100 sq. ft.

44'

1" = 10'

N

137.5'

15.8

Building
perimeter

two story
with a

full basement

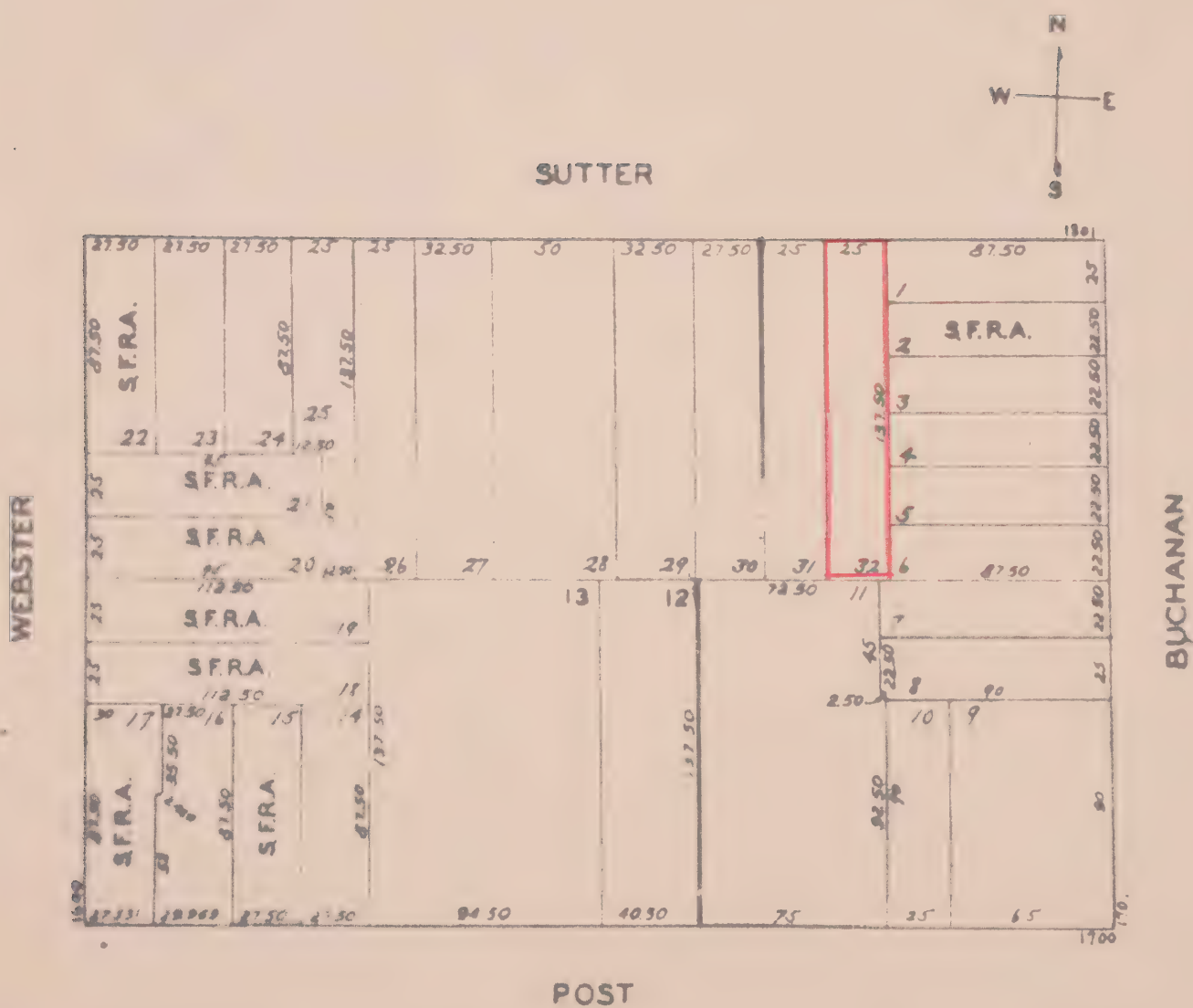
24'4"

4'6"

32'4"

25'

SUTTER STREET



ADDITIONAL REPORT

THE

SAN FRANCISCO REDEVELOPMENT

of

1811 Sutter Street
San Francisco, California

Parcel 685-31

BY

THOMAS J. HARRIS
201 Francisco Street
San Francisco, California

Clevenger

REALTY & APPRAISAL CO.

FLOYD D. CLEVINGER, M.A.I.

2363 PRUNERIDGE AVENUE
SANTA CLARA, CALIFORNIA 95050
TELEPHONE (408) 241-2787

April 29, 1970

Mr. Henry F. Davis
Agency General Council
San Francisco Redevelopment Agency
939 Ellis Street
San Francisco, California 94109

Attn: Henry M. Kammermeier
Western Addition

Ref: Parcel 685-31

Dear Mr. Kammermeier:

In compliance with your request and in accordance with appraisal contract dated September 15, 1969, I have made a study of the property located at 1811 Sutter Street, San Francisco, held in the ownership of Nobutaro Nishino, Herbert Nishino and Emiko Nishino which property is more detailed in the following report.

I have made a careful personal inspection of this property and have analyzed all the discoverable factors and conditions which index the value contained herein. The results are contained in report following.

By reason of my investigation and by virtue of my experience, I have formulated an opinion that as of this date, the fair market value of the proposed acquisition, including damages is: (\$9,700.00)

- - - - - NINE THOUSAND SEVEN HUNDRED DOLLARS - - - - -

Your attention is invited to data and discussion following, which, in part, form the basis of this conclusion.

Respectfully submitted,

Floyd D. Clevenger
Floyd D. Clevenger, M.A.I.



Farrington St.

Hyde St.

East side view of
Sutter Street.

Sutter Street
View.



Sutter Street
View from
Sutter Street.



View of rear yard
and garden path
toward building.

View of rear yard
from building
toward rear property
line.



View of rear yard
from building
toward rear property
line.

IMPROVEMENT DETAIL

Address 1811 Sutter Street Building Use & type single family residence

Age of Improvements 80 years General Condition good to fair

EXTERIOR:	Type	Cond.	INTERIOR:	Type	Cond.
Foundation	<u>concrete</u>	<u>good</u>	Floors	<u>fir & hardwood</u>	<u>fair</u>
Walls	<u>wood frame</u>	<u>good</u>	Walls	<u>plaster</u>	<u>fair</u>
Roof	<u>composition</u>	<u>good</u>	Ceilings	<u>plaster</u>	<u>fair</u>
Gutters	<u>yes</u>	<u>good</u>	Heating	<u>gas heaters</u>	<u>fair</u>
Windows	<u>wood sash</u>	<u>fair</u>	Elec. Fixtures	<u>avg. quality</u>	<u>fair</u>
Screens	<u>yes</u>	<u>fair</u>	Built-in equip.	<u>water heater</u>	
Basement	<u>yes</u>	<u>good</u>			
Laundry	<u>basement</u>	<u>good</u>	Building Area	<u>2091 sq. ft. + basement</u>	
Garage	<u>basement</u>	<u>good</u>	Plumbing	<u>copper</u>	<u>good</u>
			No. fixtures	<u>four</u>	<u>fair</u>
			No. bathrooms	<u>one</u>	<u>fair</u>

Special Features Building has been rewired and replumbed.

No. of rooms 8

Detrimental influences transitional neighborhood

Taxes \$715.89 Assessments none known

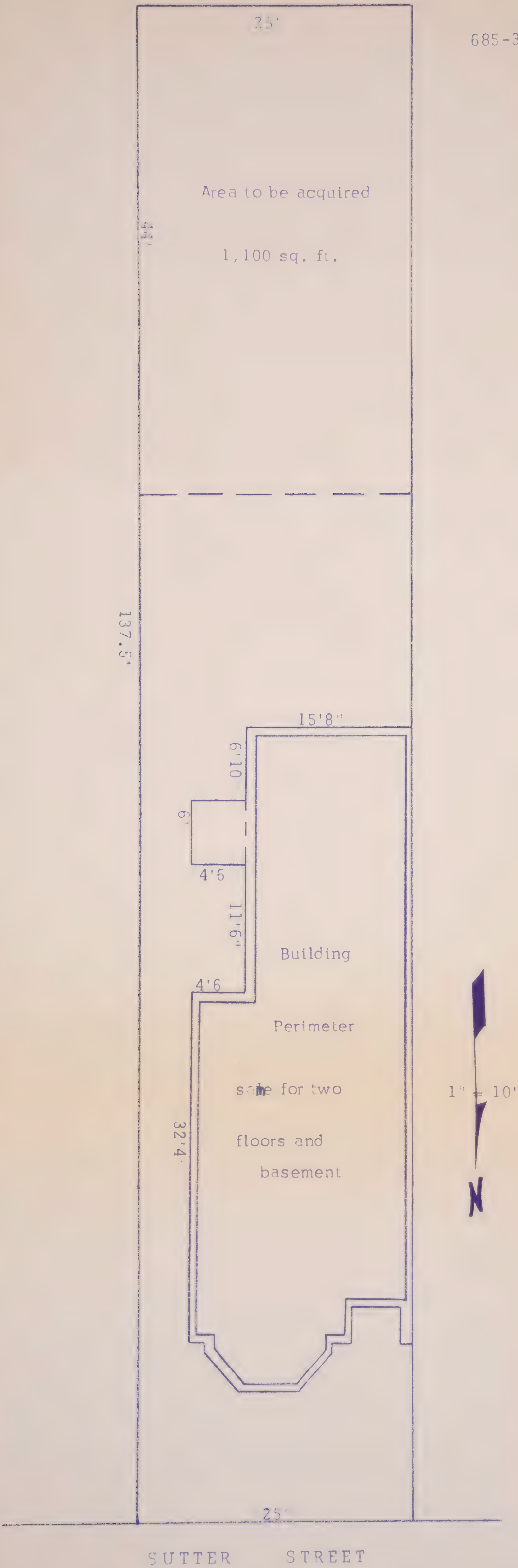
	(available)	(connected)
Gas	<u>yes</u>	<u>yes</u>
Water	<u>yes</u>	<u>yes</u>
Sewer	<u>yes</u>	<u>yes</u>
Electric	<u>no</u>	<u>no</u>

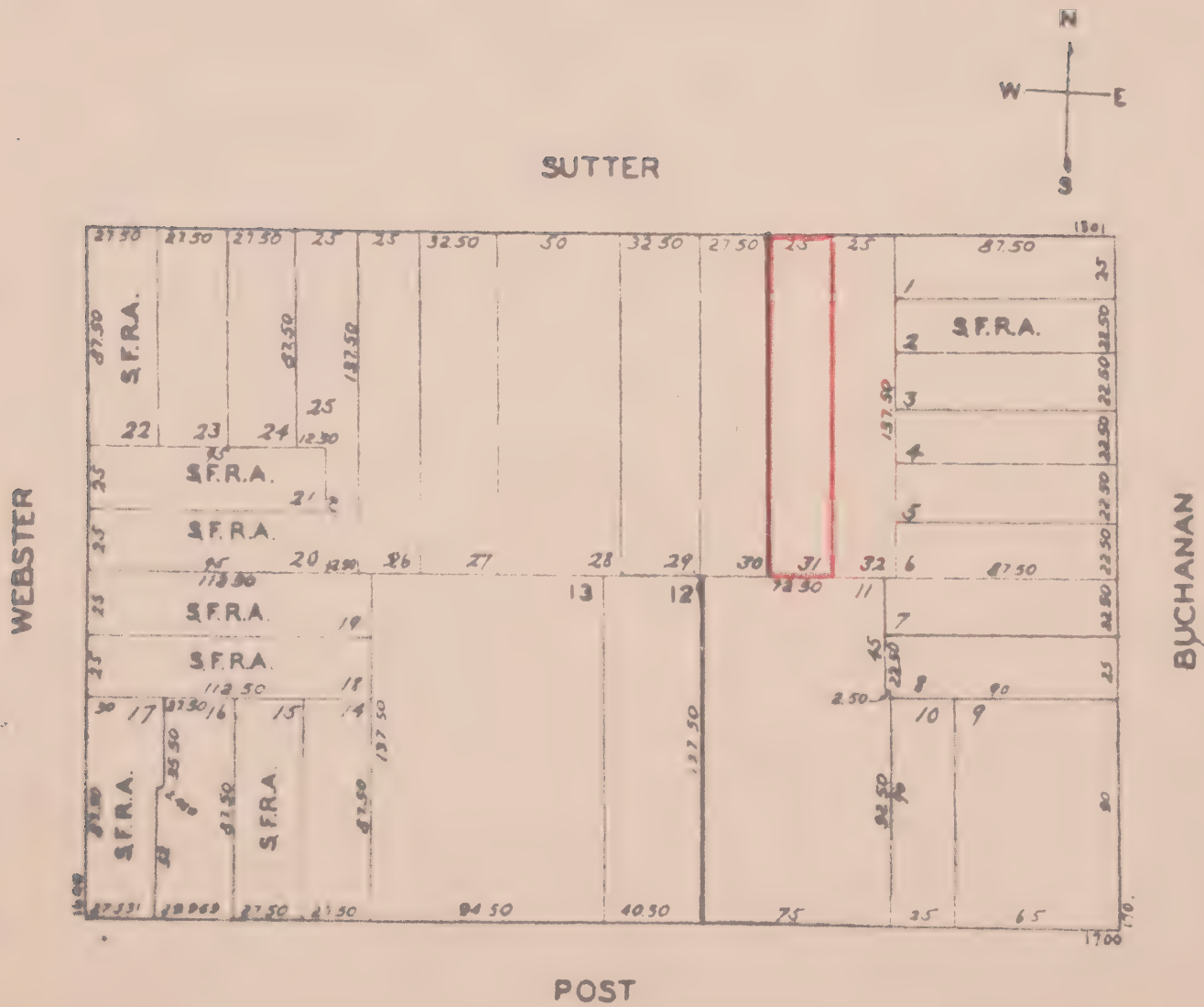
Street Improvements:

Walks	<u>concrete</u>
Curbs	<u>concrete</u>
Gutters	<u>concrete</u>
Paving	<u>asphalt</u>

Distance to:

Transit station	
Grade School	
High School	
Stores	





Clevenger

REALTY & APPRAISAL CO.

FLOYD D. CLEVENGER, M.A.I.

2363 PRUNERIDGE AVENUE
SANTA CLARA, CALIFORNIA 95050
TELEPHONE (408) 241-2787

April 29, 1970

Mr. Henry F. Davis
Agency General Council
San Francisco Redevelopment Agency
939 Ellis Street
San Francisco, California 94109

Attn: Henry M. Kammermeier
Western Addition

Ref: Parcel 685-29

Dear Mr. Kammermeier:

In compliance with your request and in accordance with appraisal contract dated September 15, 1969, I have made a study of the property located at 1815 and 1815 1/2 Sutter Street, San Francisco, held in the ownership of Byron H. and Carla L. Trott, which property is more detailed in the following report.

I have taken into consideration all the discoverable factors and conditions which index the value contained herein. The results are contained in report following.

By reason of my investigation and by virtue of my experience, I have formulated an opinion that as of this date, the fair market value of the proposed acquisition including damages is:

(\$11,000.00)

- - - - - ELEVEN THOUSAND DOLLARS - - - - -

Your attention is invited to data and discussion following, which, in part, form the basis of this conclusion.

Very truly yours,

Floyd D. Clevenger
FLOYD D. CLEVENGER, M.A.I.



View of the houses from the north side of the street.



View of the houses from the south side of the street.



View of garden from near entrance (from window) subject residence.



View of garden from near entrance toward rear property line.

IMPROVEMENT DETAIL

Address 1815-1815 1/2 Sutter Street Building Use & type Residential (Single-Family)

Age of Improvements 76 years + General Condition Good

EXTERIOR:	Type	Cond.	INTERIOR:	Type	Cond.
Foundation	<u>concrete</u>	<u>good</u>	Floors	<u>wood</u>	<u>excellent</u>
Walls	<u>wood frame</u>	<u>good</u>	Walls	<u>plaster & s/rock</u>	<u>excellent</u>
Roof	<u>tar and gravel</u>	<u>good</u>	Ceilings	<u>plaster</u>	<u>good</u>
Gutters	<u>yes</u>	<u>good</u>	Heating	<u>gas</u>	<u>good</u>
Windows	<u>wood sash</u>	<u>good</u>	Elec. Fixtures	<u>average</u>	<u>excellent</u>
Screens	<u>yes</u>	<u>good</u>	Built-in equip.	<u>oven & range</u>	<u>excellent</u>
Basement	<u>yes</u>	<u>good</u>			
Laundry	<u>yes</u>	<u>good</u>	Building Area		
Garage	<u>yes</u>	<u>good</u>	Plumbing	<u>good condition</u>	
	<u>two car end to end</u>		No. fixtures	<u>12</u>	<u>excellent</u>
			No. bathrooms	<u>4</u>	<u>excellent</u>

Special Features Newly remodeled

No. of rooms eleven

Detrimental influences Old neighborhood with some transitional uses - few renovations to the extent of this building.

Taxes \$958.62 Assessments none known

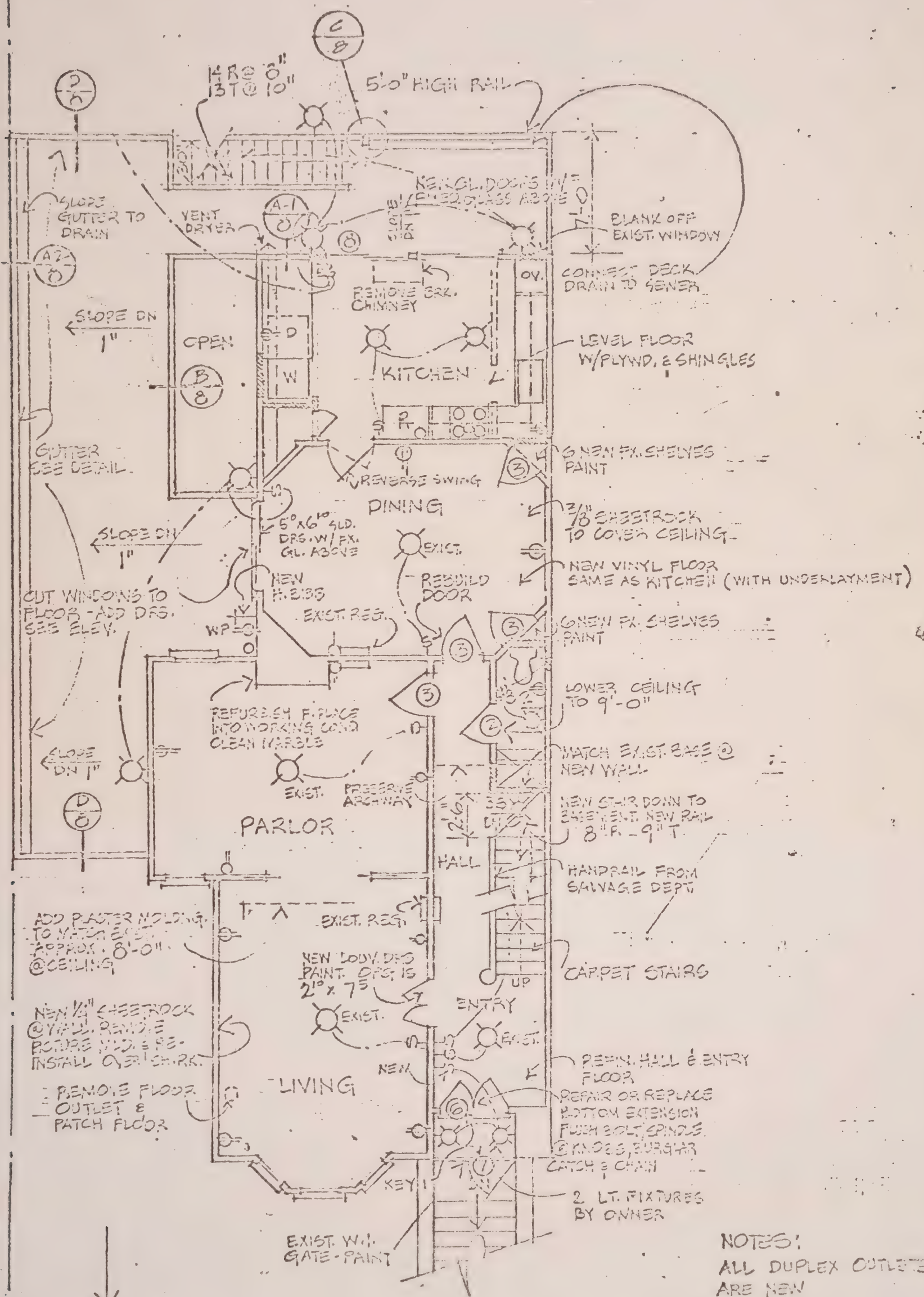
	(available)	(connected)
Gas	<u>YES</u>	<u>YES</u>
Water	<u>YES</u>	<u>YES</u>
Sewer	<u>YES</u>	<u>YES</u>
Septic	<u>none</u>	

Street Improvements:

Walks	<u>concrete</u>
Curbs	<u>concrete</u>
Gutters	<u>concrete</u>
Paving	<u>asphalt</u>

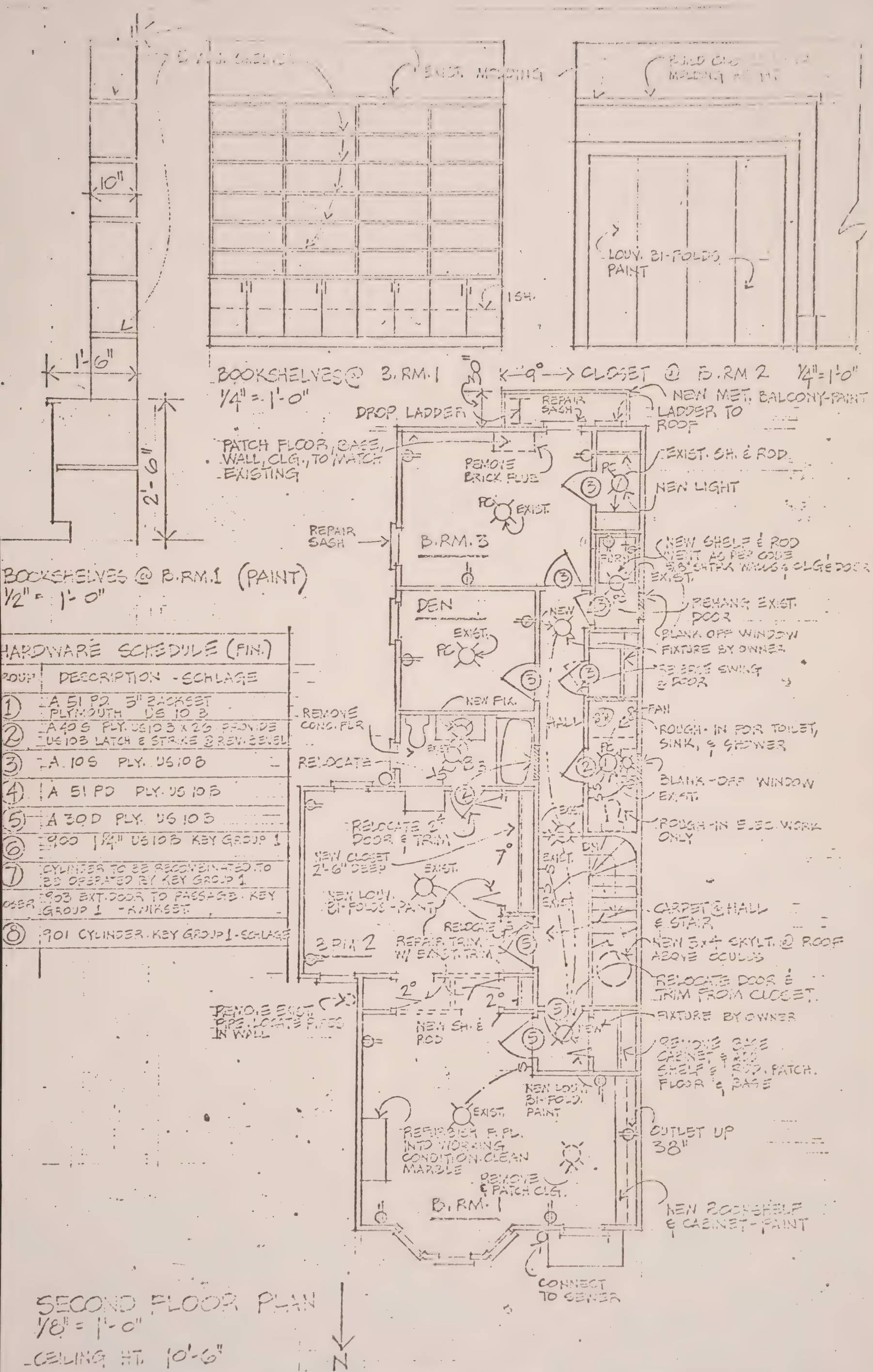
Transportation:

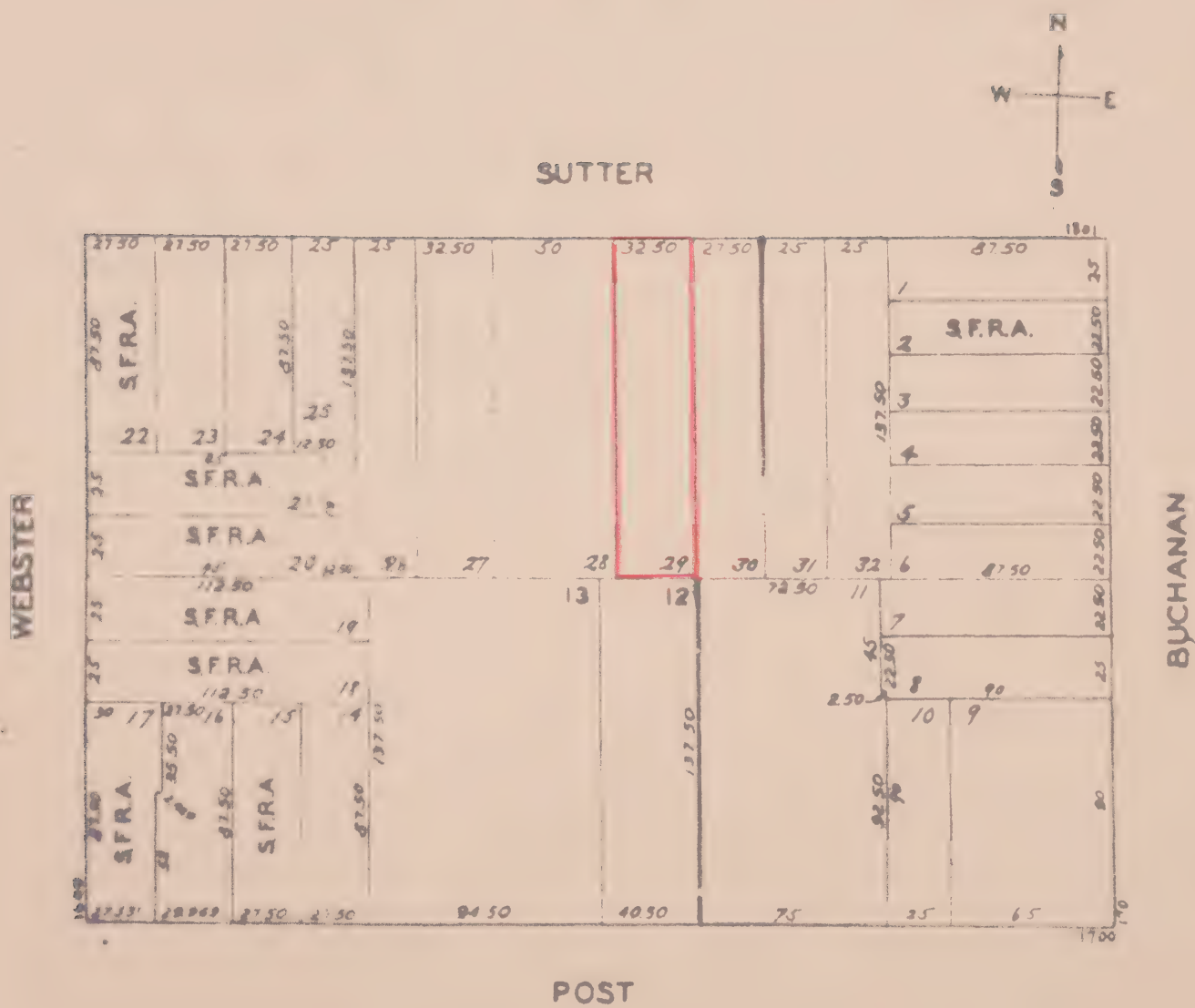
Transportation	
Grade School	
High School	
Other	



NOTES:
ALL DUPLEX OUTLETS SHOWN
ARE NEW

N-1ST FLOOR PLAN
= 1/8" = 1'-0"





Parcel 685-29

Proposed
Acquisition

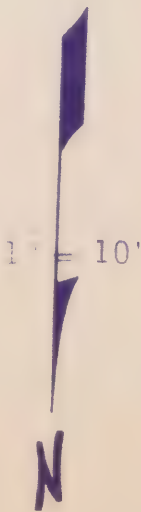
44'

44'

137.5'

Garage

Residence



32.5'

SUTTER STREET

APPRAISAL REPORT

SAN FRANCISCO REDEVELOPMENT

1785 O'Farrell Street
San Francisco, California

Parcel 726-14B

by

Floyd D. Clevenger
2363 Pruneridge Avenue
Santa Clara, California

Clevenger

REALTY & APPRAISAL CO.

FLOYD D. CLEVINGER, M.A.I.

2363 PRUNERIDGE AVENUE
SANTA CLARA, CALIFORNIA 95050
TELEPHONE (408) 241-2787

April 29, 1970

Mr. Henry T. Davis
Agency General Council
San Francisco Redevelopment Agency
939 Ellis Street
San Francisco, California 94109

Attn: Henry M. Kammermeier
Western Addition

Ref: Parcel 726-14B

Dear Mr. Kammermeier:

In compliance with your request and in accordance with appraisal contract dated September 15, 1969, I have made a study of the property located at 1785 O'Farrell Street, San Francisco, held in the ownership of Edward A. and Norma E. Moore, which property is more detailed in the following report.

I have made a careful personal inspection of this property and have analyzed all the discoverable factors and conditions which index the value contained herein. The results are contained in report following.

By reason of my investigation and by virtue of my experience, I have formulated an opinion that as of this date, the fair market value of the entire property, which is the proposed acquisition is: \$88,500.00

- - - - - EIGHTY EIGHT THOUSAND FIVE HUNDRED DOLLARS - - - - -

Your attention is directed to the facts and discussion following, which, in my opinion, are basic to the conclusion.

Respectfully submitted,

Floyd D. Clevenger
Floyd D. Clevenger, M.A.I.



1785 O'Farrell Street
San Francisco, California

Front View.



Easterly view of O'Farrell Street - Subject is in right center of photo.



Westerly view of Crenshaw Street.
Subject property is in left center.

IMPROVEMENT DETAIL

Address 1785 O'Farrell Street Building Use & type Multi-family residential

Age of Improvements 45 years old General Condition poor to fair

EXTERIOR:	Type	Cond.	INTERIOR:	Type	Cond.
Foundation	<u>concrete</u>	<u>fair</u>	Floors	<u>hardwood</u>	<u>fair</u>
Walls	<u>brick & stucco</u>	<u>fair</u>	Walls	<u>plaster</u>	<u>fair</u>
Roof	<u>composition</u>	<u>fair</u>	Ceilings	<u>plaster</u>	<u>fair</u>
Gutters	<u>yes</u>	<u>fair</u>	Heating	<u>central</u>	<u>fair</u>
Windows	<u>wood sash</u>	<u>fair</u>	Elec. Fixtures	<u>avg. quality</u>	<u>fair</u>
Screens	<u>none</u>		Built-in equip.	<u>furnace & water</u>	<u>heating equip.</u>
Basement	<u>none</u>				
Laundry	<u>none</u>		Building Area	<u>10,331 sq. ft.</u>	
Garage	<u>ground level</u>		Plumbing	<u>modern</u>	<u>fair</u>
			No. fixtures	<u>4 fixtures each apt.</u>	
			No. bathrooms	<u>eleven</u>	

Special Features central heat - gas furnace and hot water system

No. of rooms 26

Detrimental influences area of mixed land uses

Taxes \$1,994.00 Assessments

Utilities	(available)	(connected)	Street Improvements:
Gas	<u>yes</u>	<u>yes</u>	Walks <u>concrete</u>
Water	<u>yes</u>	<u>yes</u>	Curbs <u>concrete</u>
Sewer	<u>yes</u>	<u>yes</u>	Gutters <u>concrete</u>
Septic	<u>no</u>		Paving <u>asphalt</u>

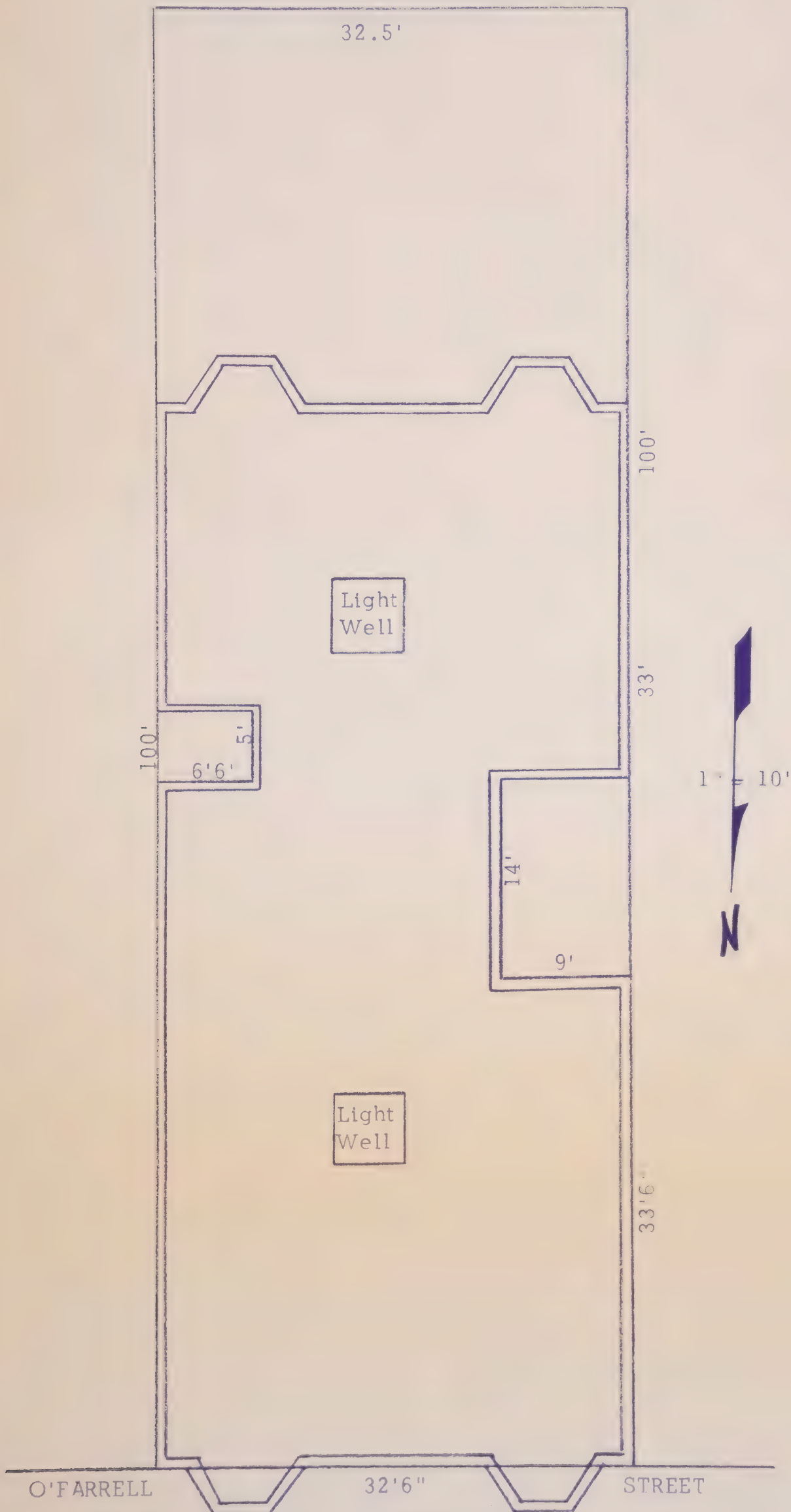
Distance to:

Transportation
 Grade School
 High School
 Stores

726-14B

Four story building. Upper three floors have eleven apartments. The ground level is garage and furnace room plus a passageway to rear yard.

Ground level contains 2,672 sq. ft. and each of upper three floors contain 2,553 sq. ft. each.



Clevenger

REALTY & APPRAISAL CO.

FLOYD D. CLEVINGER, M.A.I.

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TELEPHONE (408) 241-2787

April 29, 1970

Mr. Henry F. Davis
Agency General Council
San Francisco Redevelopment Agency
939 Ellis Street
San Francisco, California 94109

Attn: Henry M. Kammermeier
Western Addition

Ref: Parcel 1127-27

Dear Mr. Kammermeier:

In compliance with your request and in accordance with appraisal contract dated September 15, 1969, I have made a study of the property located at 1830 Eddy Street, San Francisco, held in the ownership of Leona Conley, which property is more detailed in the following report.

I have made a careful personal inspection of this property and have analyzed all the discoverable factors and conditions which index the value contained herein. The results are contained in report following.

By reason of my investigation and by virtue of my experience, I have formulated an opinion that as of this date, the fair market value of the proposed acquisition, which is the entire property is: \$20,600.00

- - - - - TWENTY THOUSAND SIX HUNDRED DOLLARS - - - - -

Very truly yours,
FLOYD D. CLEVINGER, M.A.I.

(Signature of appraiser)

Floyd D. Clevinger
Floyd D. Clevinger, M.A.I.

11/2/54

2800 E. 11th Ave.
Front View.



View of 2800 E. 11th Ave.
from 2800 E. 11th Ave.
Looking N. on 11th Ave.



East side view of 2800 E. 11th Ave.
Looking N. on 11th Ave.



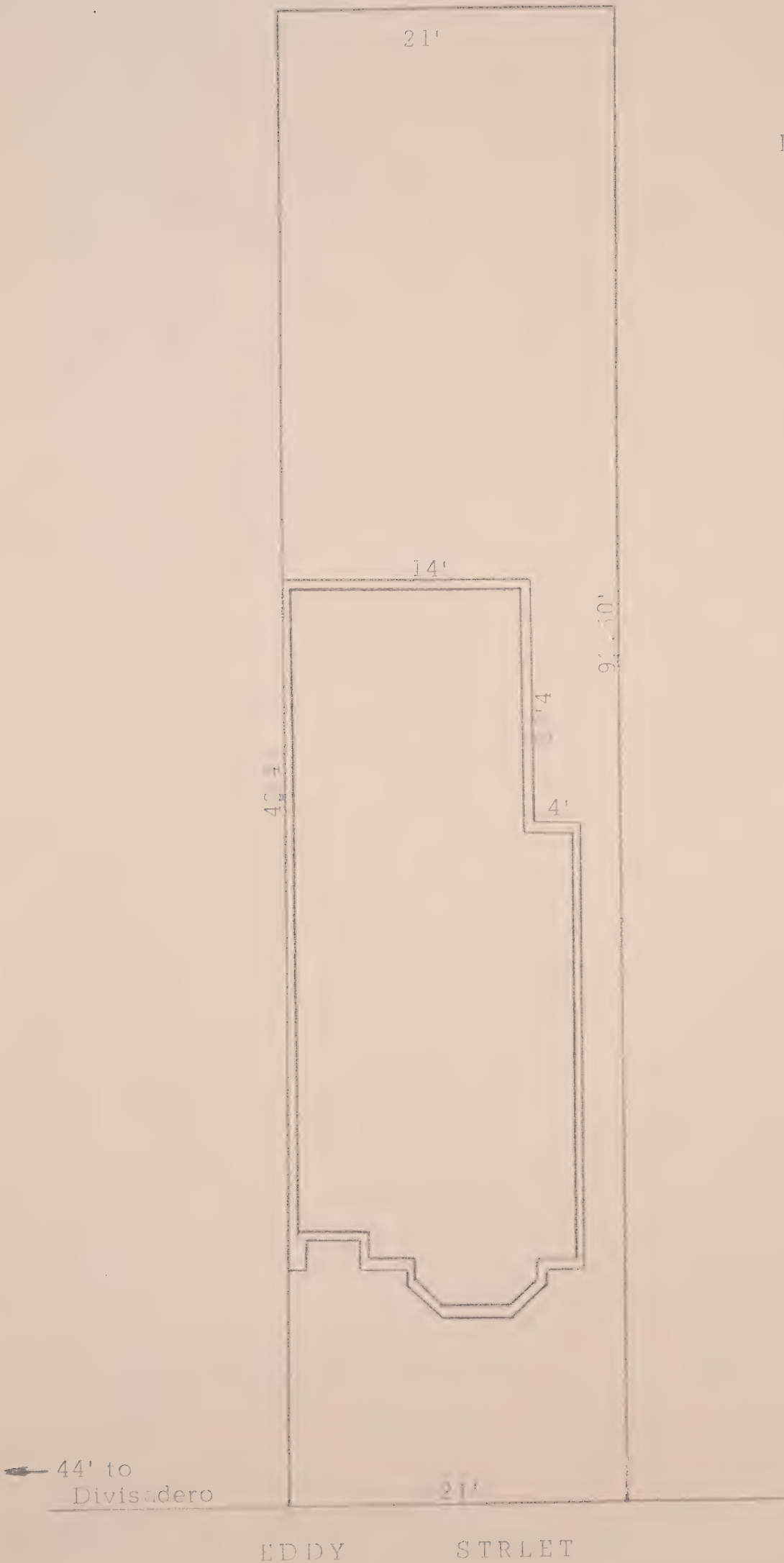
View of subject building at
corner of Main and Spruce Sts.



View of shed at corner of Spruce and Main Sts.

Parcel 1127-12

Building area 745 sq. ft.
each floor.



Two story residential building

IMPROVEMENT DETAIL

Address 1830 Eddy Street Building Use & type 2 family residence

Age of Improvements 95 years old General Condition poor

EXTERIOR:	Type	Cond.	INTERIOR:	Type	Cond.
Foundation	<u>Brick</u>	<u>fair</u>	Floors	<u>fir</u>	<u>poor</u>
Walls	<u>wood frame - tongue and groove</u>	<u>fair</u>	Walls	<u>plaster</u>	<u>poor</u>
Roof	<u>composition</u>	<u>fair</u>	Ceilings	<u>plaster</u>	<u>poor</u>
Gutters	<u>yes</u>	<u>poor</u>	Heating	<u>circ. heater</u>	<u>poor</u>
Windows	<u>wood sash</u>	<u>poor</u>	Elec. Fixtures	<u>old</u>	<u>poor</u>
Screens	<u>none</u>		Built-in equip.	<u>water heater</u>	<u>poor</u>
Basement	<u>yes</u>	<u>fair</u>			
Laundry	<u>basement</u>		Building Area	<u>1490 sq.ft.</u>	
Garage	<u>basement</u>		Plumbing	<u>old style</u>	
			No. fixtures	<u>8 (4 ea. floor)</u>	
			No. bathrooms	<u>2</u>	

Special Features _____

No. of rooms 6 (3 each floor)

Detrimental influences area in a period of transition

Taxes \$451.66 Assessments _____

Utilities:	(available)	(connected)	Street Improvements:
Gas	<u>yes</u>	<u>yes</u>	Walks <u>concrete</u>
Water	<u>yes</u>	<u>yes</u>	Curbs <u>concrete</u>
Sanitary	<u>yes</u>	<u>yes</u>	Gutters <u>concrete</u>
Electric			Paving <u>asphalt</u>

Distance to:
 Transportation _____
 Grade School _____
 High School _____
 Office _____

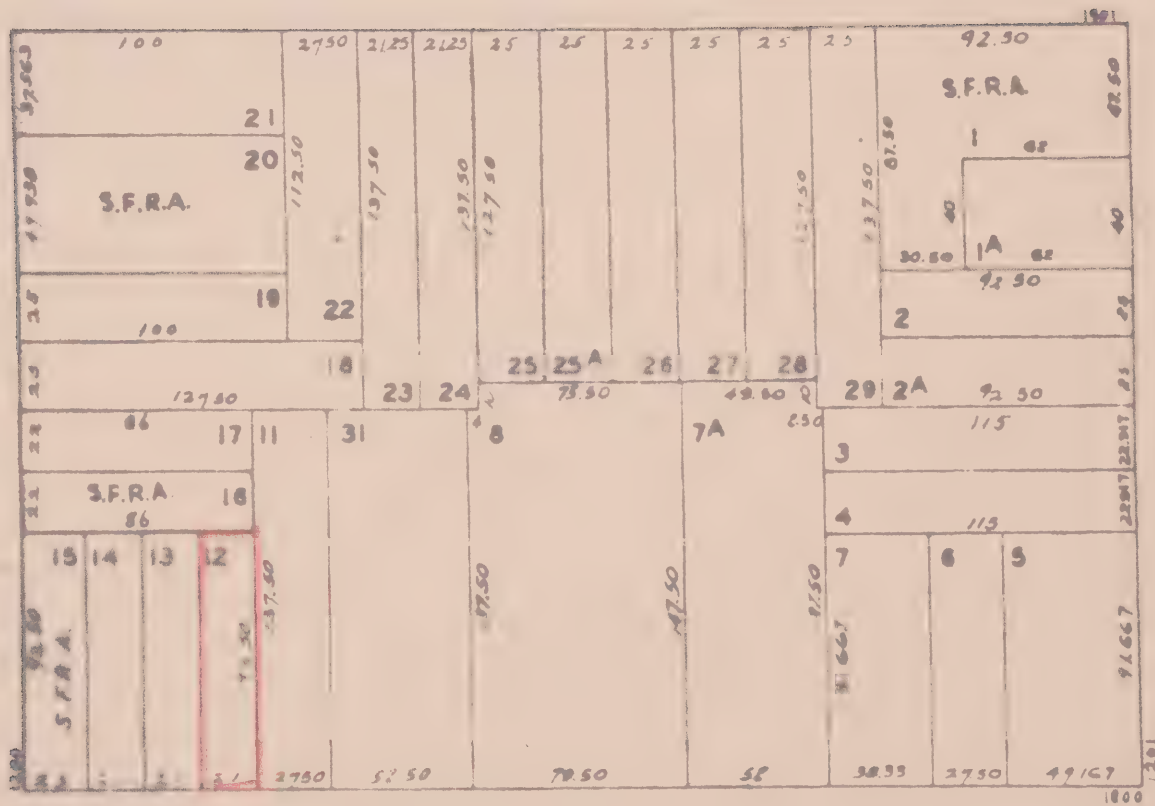
LOTS MERGED
 1098 30 with Lot 1 1900



ELLIS

DIVISADERO

SCOTT



SFH 371
SFRA

WIA - Appraisal Reports, 1970 - 1971 (1 of 2) 8/10

212 FIVE - LIONEL LANE
Rt 3.0 - 10.0 Miles
Hollister, Calif 95023
300-083-433
1971

